TRACT NO. 36-229

FOR CONDOMINIUM PURPOSES
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2004-07 PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2005002454 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH PORTIONS OF THE COMMON AREA AS DESCRIBED IN THE CONDOMINIUM PLAN FOR THE MAMMOTH 8050 PRIVATE RESIDENCE CLUB RECORDED IN BOOK 2 OF CONDOMINIUM PLANS AT PAGES 55 THROUGH 55H IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
Gross Area: 1.83± Acres

EASEMENT NOTES

THERE EXISTS A BLANKET EASEMENT FOR UTILITY PURPOSES TO CALIFORNIA INTERSTATE TELEPHONE COMPANY PER 104/282 O.R.

THERE EXISTS A BLANKET EASEMENT FOR UNDERGROUND UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON AND CALIFORNIA INTERSTATE TELEPHONE COMPANY PER 105/433 O.R.

THERE EXISTS BLANKET EASEMENTS TO MAMMOTH FIRESIDE CONDOMINIUM NO.1 OWNER'S ASSOCIATION FOR PARKING, VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, CONSTRUCTION, AND PARK PURPOSES PER INSTRUMENT NO. 2005002456

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH EASTERLY BOUNDARY LINE OF PARCEL 2, PARCEL MAP NO. 36-197A, SHOWN HEREON AS N33°31'23"E AS PER PMB 4/131

RECORD INFORMATION

R – INSTRUMENT NO. 2005002454
R1 – PMB 1/47
R2 – PMB 4/131
R3 – CALTRANS MAP R/W RECORD MAP, ROUTE 203 POST MILE 4.6/4.9
R4 – MB 2/30
R5 – CALTRANS MAP R/W RECORD MAP, ROUTE 203 POST MILE 4.6
R6 – TMB 10/82

LEGEND

—— INDICATES RELINQUISHED VEHICULAR ACCESS RIGHTS TO CALTRANS PER INSTRUMENT NO. 2004009705 AND INSTRUMENT NO. 2004009621

○ SET 5/8" REBAR AND CAP "LS 4587"

◉ FOUND SPIKE AND WASHER STAMPED "LS 4587" PER RSMB 2/100

● FOUND REBAR AND CAP "LS 4587" IN LIEU OF LEAD AND TAG "LS 4587" PER R2, EXCEPT AS NOTED

■ 5/8" REBAR AND CAP "LS 4587" TO BE SET BEFORE 1 SEPTEMBER 2006, PER R6

M   MEASURED INFORMATION PER THIS SURVEY

C   CALCULATED

P   PROPORTIONED

CFR CALCULATED FROM RECORD

FOUND LEAD WITH BRASS TAG "LS4587" AS SET PER TMB 10/60

PARCEL 2 PMB 4/131

STORM DRAIN EASEMENT TO THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2002008372

FOUND REBAR AND CAP "LS 4587" IN LIEU OF SPIKE AND WASHER "LS 4587" PER RSMB 2/100

UTILITY EASEMENT FOR PRESSURE REDUCING STATION TO THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2002008372

15' WIDE DRAINAGE SWALE EASEMENT TO THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2002008372

MINARET ROAD

LOT 1
1.83± acres

FOUND REBAR AND CAP "LS 4587" IN LIEU OF SPIKE AND WASHER "LS 4587" PER RSMB 2/100

8' WIDE PEDESTRIAN ACCESS EASEMENT AND 2' WIDE SNOW STORAGE EASEMENTS TO THE PUBLIC PER PER INSTRUMENT NO. 2005_____

CANYON BLVD

LLA PARCEL 2
INST. NO. 2005002454

PARCEL 2

FOUND CALTRANS R/W MONUMENT STA. 826+58.11 AS SHOWN PER R3

PARCEL 1
PMB 1/67

LAKE MARY ROAD

FOUND CALTRANS R/W MONUMENT STA. 816+68.86 AS SHOWN PER R5

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

triad/holmes assoc.